

BILL NO. 84-56

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

BILL NO. 84-56

Introduced by Council President Hardwicke at the request
of the County Executive

Legislative Day No. 84-32 Date October 9, 1984

AN ACT to repeal and re-enact with amendments, Subsection (c) (1), heading, Use Limitations, of Section 25-5.6, heading, Accessory Uses and Structures, and to add new Subsection (8) to Subsection (c), heading, Use Limitations, of Section 25-5.6, heading, Accessory Uses and Structures, of Article II, heading, Zoning Code, of Chapter 25, heading, Zoning, of the Harford County Code, as amended; to limit the size of accessory uses or structures; to establish limitations for attic spaces; and to provide generally for the modification of use limitations for accessory uses or structures.

By the Council, October 9, 1984

Introduced, read first time, ordered posted and public hearing scheduled

on: November 13, 1984

at: 6:30 P.M.

By Order: Angela Markowski, Secretary

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on November 13, 1984 and concluded on November 13, 1984.

Angela Markowski, Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

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1 Section 1. Be It Enacted By The County Council of Harford
2 County, Maryland, that Subsection (c) (1) and new Subsection (c)
3 (8), heading, Use Limitations, of Section 25-5.6, heading,
4 Accessory Uses and Structures, of Article II, heading, Zoning
5 Code, of Chapter 25, heading, Zoning, of the Harford County Code,
6 as amended, be, and they are hereby added, repealed and
7 re-enacted with amendments, all to read as follows:

8 Chapter 25. Zoning.

9 Article II. Zoning Code.

10 Section 25-5.6. Accessory Uses and Structures.

11 (c) Use Limitations.

12 In addition to the other requirements of this Code, no
13 accessory use shall be permitted unless it strictly complies with
14 the following:

15 [(1) Except in the VB, B1, B2, B3, C1, G1, and ORI
16 Districts, the accessory use or structure shall not exceed fifty
17 percent (50%) of the square footage of the principal use or
18 structure and attic spaces or spaces between the roof and ceiling
19 shall not exceed the pitch of the principal structure, except
20 agricultural structures, or as provided in Section 25-5.4
21 (Exceptions and Modifications to Minimum Height Requirements).]

22 (1) IN THE AG, RR, R1, R2, R3, R4, AND VR DISTRICTS,
23 THE ACCESSORY USE OR STRUCTURE SHALL NEITHER EXCEED FIFTY PERCENT
24 (50%) OF THE SQUARE FOOTAGE OF HABITABLE SPACE NOR EXCEED THE
25 HEIGHT OF THE PRINCIPAL USE OR STRUCTURE. THIS DOES NOT APPLY TO
26 AGRICULTURAL STRUCTURES, NOR DOES IT AFFECT THE PROVISIONS OF
27 SECTION 25-5.4 (EXCEPTIONS AND MODIFICATIONS TO MINIMUM HEIGHT
28 REQUIREMENTS). NO ACCESSORY STRUCTURE SHALL BE USED FOR LIVING
29 QUARTERS, THE STORAGE OF CONTRACTORS' EQUIPMENT, NOR THE
30 CONDUCTING OF ANY BUSINESS UNLESS OTHERWISE PROVIDED IN THIS
31 CODE.
32

1 (2) No accessory use or structure shall be established
2 on any lot prior to substantial completion of the construction of
3 the principal structure.

4 (3) No accessory use or structure on any lot shall
5 increase any impervious surface area beyond the maximum
6 permitted.

7 (4) No accessory use or structure shall be established
8 within the required front yard, except agriculture, signs,
9 fences, walls, or parking area, and projections or garages as
10 specified in Section 25-5.3(c) (Exceptions and Modifications to
11 Minimum Yard Requirements).

12 (5) No agricultural or residential accessory use or
13 structure shall be established within ten (10) feet from any side
14 or rear lot line for lots greater than ten thousand (10,000)
15 square feet or within six (6) feet from any side or rear lot line
16 for lots of ten thousand (10,000) square feet or less.

17 Business, industrial and institutional accessory structures shall
18 be subject to the same front, side and rear yards as required
19 for the principal structure.

20 (6) No accessory use or structure, except fences, shall
21 be located within any recorded easement area.

22 (7) An accessory structure which does not abut the
23 principal building shall be located at least six (6) feet from
24 any other building on the same lot.

25 (8) AN ACCESSORY STRUCTURE MAY BE REPLACED AT THE SAME
26 LOCATION PROVIDED IT WAS ESTABLISHED IN ACCORDANCE WITH THE
27 ZONING REGULATIONS APPLICABLE AT THE TIME THE ORIGINAL STRUCTURE
28 WAS LOCATED ON THE SITE.

29 Section 2. And Be It Further Enacted, that this act shall take
30 effect sixty (60) calendar days from the date it becomes law.

31 EFFECTIVE: February 11, 1985

32 The Secretary of the Council does hereby
certify that fifteen (15) copies of this Bill
are immediately available for distribution to
the public and the press.

Angela Marlowski, Secretary

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BY THE COUNCIL

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Read the third time.

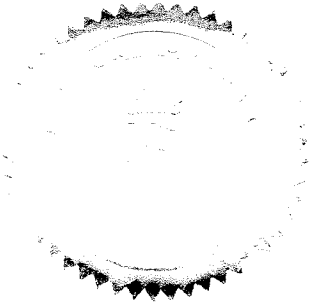
Passed LSD 84-38 (December 11, 1984)

Failed of Passage _____

By order

Angela Markowski, Secretary

Sealed with the County Seal and presented to the County Executive
for his approval this 12th day of December, 1984
at 3:00 o'clock P.M.



Angela Markowski, Secretary

BY THE EXECUTIVE

APPROVED:

[Signature]
County Executive
Date 12-13-84

BY THE COUNCIL

This Bill (No. 84-56), having been approved by the Executive
and returned to the Council, becomes law on December 13, 1984.

Angela Markowski, Secretary

EFFECTIVE DATE: February 11, 1985

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